

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19407 - APPLICANT/OWNER: GABRIEL MANRIQUEZ

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-5727) shall expire on February 16th, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5727) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.
3. The applicant shall re-apply for a Variance for lot width requirements to replace VAR-5730, which expired on 02/16/06, prior to the issuance of a building permit.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-5726) which allowed a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office And Parking) on 0.17 acres at 717 South 8th Street.

The applicant has made progress on the proposed conversion of a residence to an office. The extension of time would permit the applicant time to complete the conversion. It is noted that as the Variance (VAR-5730) expired, the applicant shall be required to re-apply for the variance prior pulling any permits. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/16/05	The City Council approved a Rezoning (ZON-5726) from R-1 (Single Family Residential) to P-R (Professional Office And Parking), a Site Development Plan Review (SDR-5727) for a 1,495 square foot residential to office conversion and waivers of landscape and buffer requirements, and a Variance (VAR-5730) to allow a 48 foot lot width when 60 feet is required for a proposed professional office development. The Planning Commission and staff recommended approval.
02/16/06	Per Condition Number 2 of VAR-5730, the Variance expired.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.17

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	MXU (Mixed Use)	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
North	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)
South	Single Family Residential	MXU (Mixed Use)	R-1 (Single Family Residential)
East	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)
West	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has made progress in the form of removing a shed from the site. The extension of time would permit the applicant time to work with contractors to complete the proposed conversion of this residence to an office. It is noted that the original Variance (VAR-5730) for lot width requirements has expired. The applicant shall be required to re-apply for a variance with-in the time frame of this extension of time request. Approval of this request is recommended, subject to conditions.

Conditions of approval from ZON-5726

1. A Resolution of Intent with a two-year time limit.
2. A Variance application (VAR-5730) and a Site Development Plan Review application (SDR-5726), approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

FINDINGS

Approval of the original Rezoning (ZON-5726) was granted on 02/16/05. This request for an extension of time is deemed appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0